



GC15-002
8415 Pulsar PI

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: GC15 - 002
Date Received: February 9, 2015
Commission/Civic: Far North Columbus Communities Coalition
Existing Zoning: LC4 Application Accepted by: J.F. Fee: \$1,900.00
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe To allow a permanent wall sign serving an individual use or activity to be displayed on a wall not enclosing the ground and first (or first and second) floor levels of the building. CC:3377.20(B) *588/838207* **OK**

LOCATION

1. Certified Address Number and Street Name 8415 Pulsar Place
City Columbus State Ohio Zip 43240
Parcel Number (only one required) 318-443-02-009-003

APPLICANT

2. Name Signage Consultants, Inc. C/O Stanley W. Young, III
3. Address 870 E. Fifth Avenue City/State Columbus, Ohio Zip 43201
4. Phone # (614) 564-9432 Fax # (614) 297-1007 Email trinitysigngroup@gmail.com

PROPERTY OWNER(S)

2. Name RSSPCC 8415 Pulsar, LLC, @2
3. Address 3600 N. Capital of Texas HWY.#B-250 City/State Austin, Texas Zip 78746
4. Phone # _____ Fax # _____ Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Stanley W. Young, III, Signage Consultants, Inc.
9. Address 870 E. Fifth Avenue City/State Columbus, Ohio Zip 43201
10. Phone # (614) 564-9432 Fax # (614) 297-1007 Email trinitysigngroup@gmail.com

SIGNATURES

11. Applicant Signature Stanley W. Young III
12. Property Owner Signature Stanley W. Young III (Agent for Owner)
13. Attorney / Agent Signature Stanley W. Young III



(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young, III, Signage Consultants, Inc.
of (1) MAILING ADDRESS 870 E. Fifth Avenue, Columbus, Ohio 43201
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 8415 Pulsar Place, Columbus, Ohio 43240
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) February 9, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) RSSPCC 8415 Pulsar LLC @2
3600 N. Capital of Texas HWY., #B-250
Austin, Texas, 78746 USA

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Stanley W. Young, III (614) 564-9432

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far North Columbus Communities Coalition
C/O Mr. Jim Palmisano, Zoning Chair
P.O. Box 66, Lewis Center, Ohio 43035
(614) 848-8231 jpalmisano@buckeyepower.com

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

(Please see attached List)

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Stanley W. Young III
day of February, in the year 2015
(8) [Signature]
Sept 27 2016

Notary Seal Here

KEVIN GATWOOD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
September 27, 2016
Recorded in
Franklin County

Property Owner's With-in 125' of Subject Property

PID 318-443-02-009-002
RSSPCC 8425 Pulsar LLC @2
3600 N. Capital of Texas Hwy. #B-250
Austin, Texas, 78746

PID318-443-02-008-001
Pulsar Owners Assoc, Inc.
C/O Neyer Real Estate Management
3927 Brotherton Rd., Suite 200
Cincinnati, Ohio 45209

PID 318-443-02-009-001
Ohio District Council Inc.
Of The Assemblies of God
8405 Pulsar Pl.
Columbus, Ohio 43240

PID 318-443-02-009-000
Southern Polaris LLC
570 Delaware Ave.
Buffalo, NY. 14202

PID 318-443-02-012-001
Alidade Worthington LLC.
36400 Woodward, Suite 200
Bloomfield Hills, MI 48304



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Mar 5 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 8415 PULSAR PL COLUMBUS, OH 43240

Mailing Address: 3600 N CAPITAL OF TEXAS HWY
AUSTIN, TX 78746

Owner: RSSPCC 8415 PULSAR LLC @2

Parcel Number: 31844302009003

ZONING INFORMATION

Zoning: Z93-025A, Commercial, LC4
effective 12/14/1998, Height District H-110

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

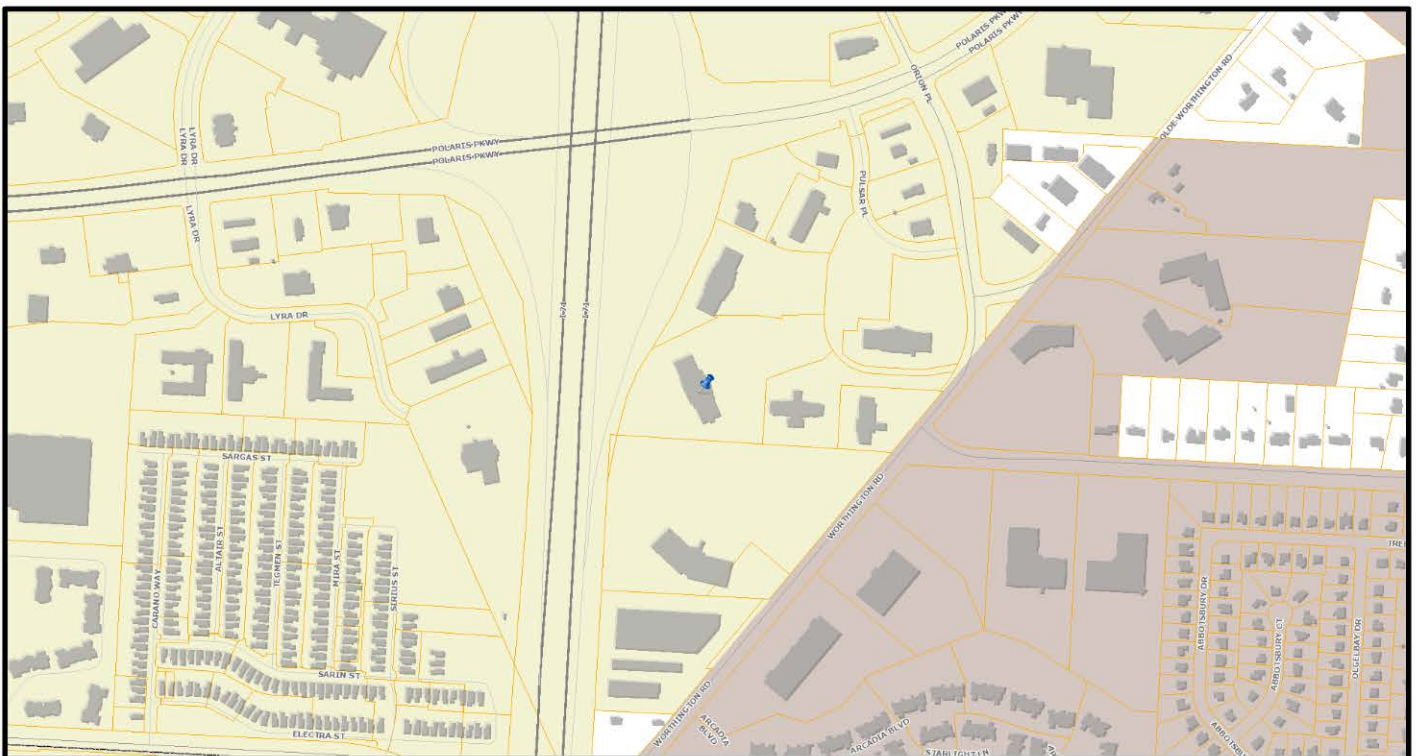
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
 4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

(Please see attached statements)

Signature of Applicant

Stanley W. Young III

Date February 7, 2015

GRAPHIC SUMMARY

This subject site 8415 Pulsar Place, is situated in the State of Ohio, County of Delaware, City of Columbus and the Olentangy School District. Situated on parcel 318-443-02-009-003 is a (4) four story modern office / elevator building constructed in 1997. The existing signage is a double-face monument style sign located at the corner of Polaris Parkway and Pulsar Place, with copy that reads: 'The Offices at Polaris'. A single face monument sign located as you enter properties 8425 and 8515 Pulsar Place with small changeable tenant panels, (please see Exhibit "A").

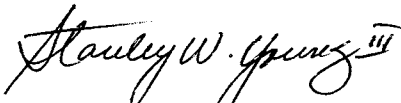
Prime AE offers Content Management, GIS Solutions, Project Management and Systems Architecture, for both larger and small clients. They have recently re-located to 8415 Pulsar Place from a Dublin office location, for more space. Prime AE occupies a portion of the first floor for production purposes, and a portion of the third floor for administrative and office use. Please see Exhibit "A".

The building directly to the north located at 8425 Pulsar Place is owned by the same entity as 8415. Ventech Solutions occupies a third floor suite in this building , yet has a fourth floor set of illuminated channel letters on the southwest corner of the building. This sign permit was approved via a standard City of Columbus Sign permit # GBLW1438741, issued on 12/14/2014. This was permitted as the wall sign that will name the building, and any additional signs for individual uses will require prior approval from the graphics commission per CC: 3377.25(B). Please see Exhibit "B".

In order to be permitted a wall sign serving an individual use or activity to be displayed on a wall not enclosing the ground (or first and second floor), a City of Columbus Graphics Commission Variance is necessary for relief of CC: 3377.20(B). As a matter of record a City of Columbus Graphics Commission Variance was granted for Summit Financial Services, in May of 2014. Please see Application # 14320-00121 Exhibit "C".

In conclusion, given the amount of office area that Prime AE occupies, and the orientation of the building to the free-way (I-71), the best and most visible location of the proposed set of letters would be the fourth floor elevation. As a comparison, Mettler Toledo, Micro-soft, The Hilton and other multi-story buildings with-in a one-half mile radius display their signage on the upper most portion of their respective buildings. Prime AE seeks to be given the same consideration and opportunity to display their name on the fourth floor elevation. We therefore, seek your professional review and approval of our request.

Respectfully Submitted,



Stanley W. Young, III



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APPROVED:

DATE:

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DATE 11-17-2014 REVISIONS 12-18-2014

CUSTOMER PRIME AE

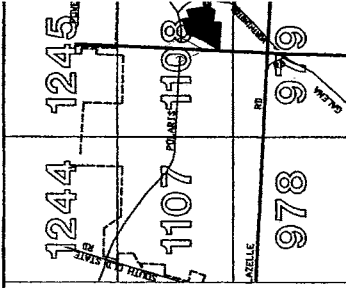
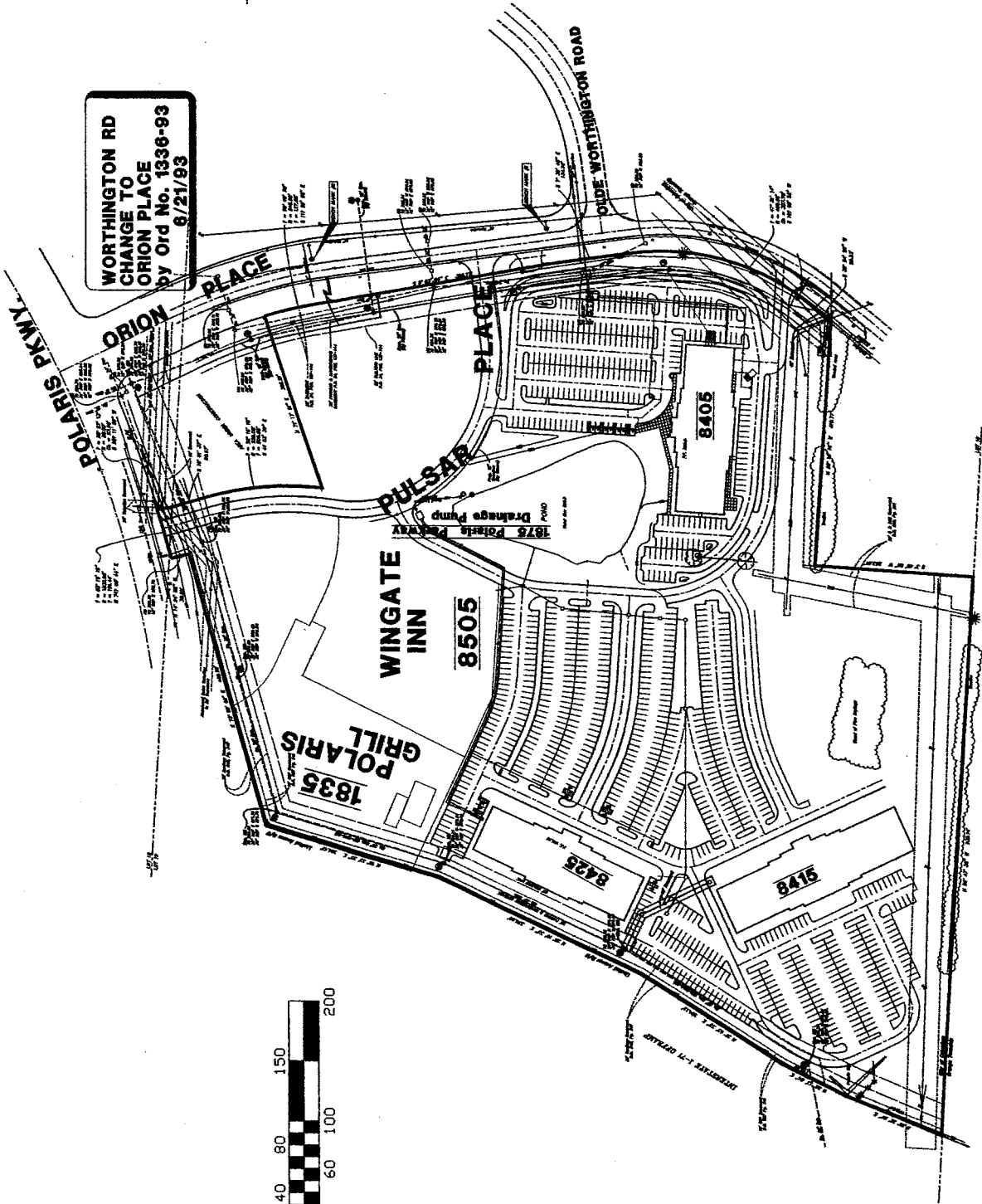
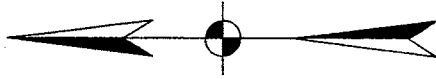
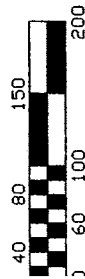
SCALE NONE LOCATION 8415 PULSAR PLACE BY L. SHEET OF

**SIGNAGE
CONSULTANTS**

870 E. FIFTH AVE.
COLUMBUS, OHIO 43201
(614)297-7446
FAX (614)297-1007



CITY OF COLUMBUS, OHIO ADDRESS PLAT



CITY OF COLUMBUS, OHIO
800 SCALE
CITY MAP LOCATION REVERED
CITY LAND USE MAP:

CERTIFIED HOUSE NUM

HOUSE NUMBERS SHOWN ON ATTA
PLATE ARE CERTIFIED FOR SECUR
OF BUILDING PERMITS & UTILITE

issued by *Jane P. Reed* Date **05/11/95**

ROBERT C SMITH, CITY EN
ENG. & CONSTRUCTION INC
COLUMBUS, OHIO

95-020

DEVELOPED BY: DIAMLER GROUP

BY: C F BIRD & J BULL

PULSAR AT POLARIS

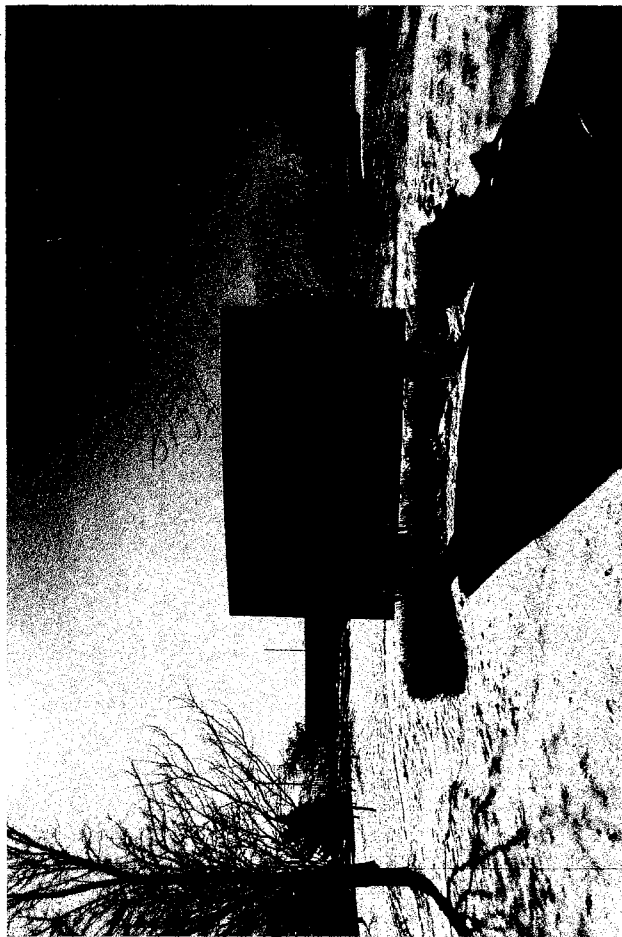
CITY FILE#

REVISED 6/17/96

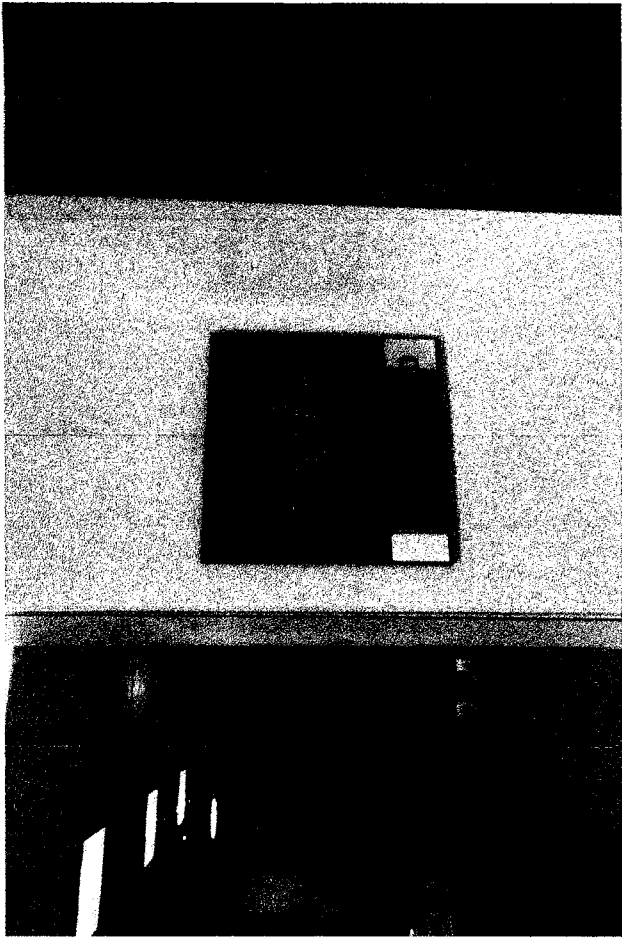
P. B.

1

GC15-002
Pulsar

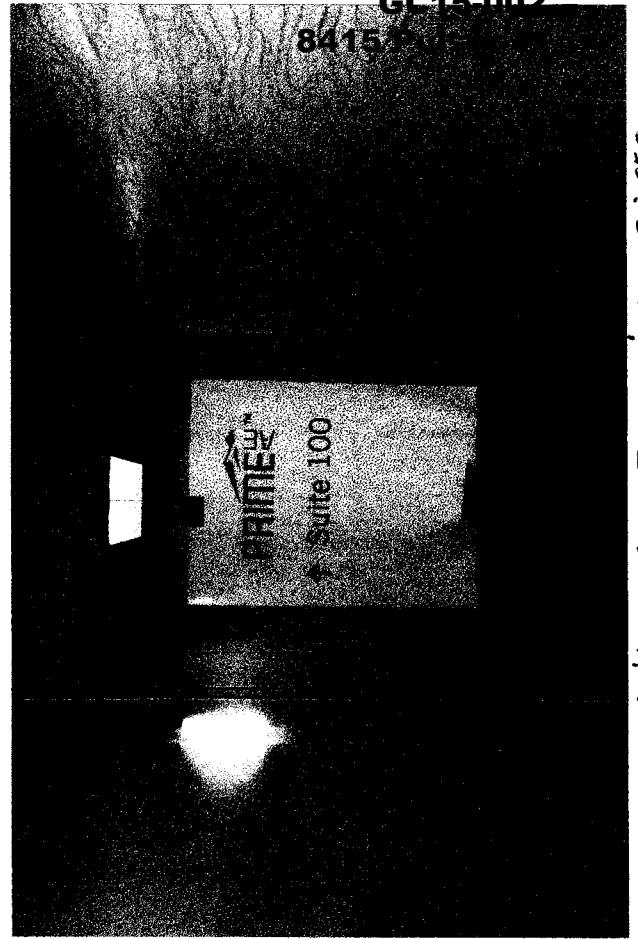


EXISTING GROUND SIGN



SUITE 300 ADMINISTRATIVE OFFICES

EXHIBIT "A"



SUITE 100 PRODUCTION OFFICES

GC15-002
841570



City of Columbus
Mayor Michael B. Coleman

CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES
757 Carolyn Avenue, Columbus, OH 43224

PERMIT NO: GBLW1438741

Issue Date: 12/17/2014

GRAPHICS BUILDING WALL PERMIT

Graphics Building Wall : Illuminated : NA

CONTRACTOR INFORMATION

LICENSE: GSE00008
PHONE: (614) 228-9999
FAX: (614) 228-4326

MAILING ADDRESS

SIGNCOM INC
527 W RICH ST
COLUMBUS, OH 43215

ADDRESS AND PROJECT INFORMATION

PERMIT NUMBER: GBLW1438741
PARCEL NUMBER: 31844302009002
PROJECT ADDRESS: 8425 PULSAR PL

OWNER OF RECORD

RSSPC
8425 PULSAR PL
COLUMBUS OH 43240,

WORK DESCRIPTION

INTERNALLY ILLUMINATED (LED) CHANNEL LETTER WALL SIGN TO NAME THE BUILDING PER 3377.20B; ADDITIONAL WALL SIGNS FOR INDIVIDUAL USES SHALL REQUIRE PRIOR APPROVAL FROM THE GRAPHICS COMMISSION PER 3377.25B; WEST ELEV; ZONED C4; GRAPHIC AREA THIS PERMIT = 40.7 SQ FT

REQUEST AN INSPECTION ONLINE @ <http://columbus.gov/inspection/>

INSPECTION REQUESTS

PHONE (614) 645-8235
FAX: (614) 645-2433

TO CANCEL INSPECTION

PHONE: (614) 645-7847
FAX: (614) 645-2099

**INSPECTORS WILL NOT INSPECT ANY
STRUCTURE THAT TO THEIR
KNOWLEDGE IS NOT IN COMPLIANCE
WITH LOCAL, STATE AND FEDERAL
SAFETY AND HEALTH LAWS AND OSHA**

*****IT SHALL BE UNLAWFUL TO REMOVE THIS PERMIT FROM THE JOB SITE*****

The acquisition of this permit does not necessarily mean that other permits which are required have been obtained. Issuance of this permit authorizes permit holder to perform specialty trades work as reviewed in plan approval. Permit holder is responsible to obtain all required inspections including the final inspection. Failure to obtain final inspections for all work may result in the expiration of this permit as outlined below.

EXPIRATION

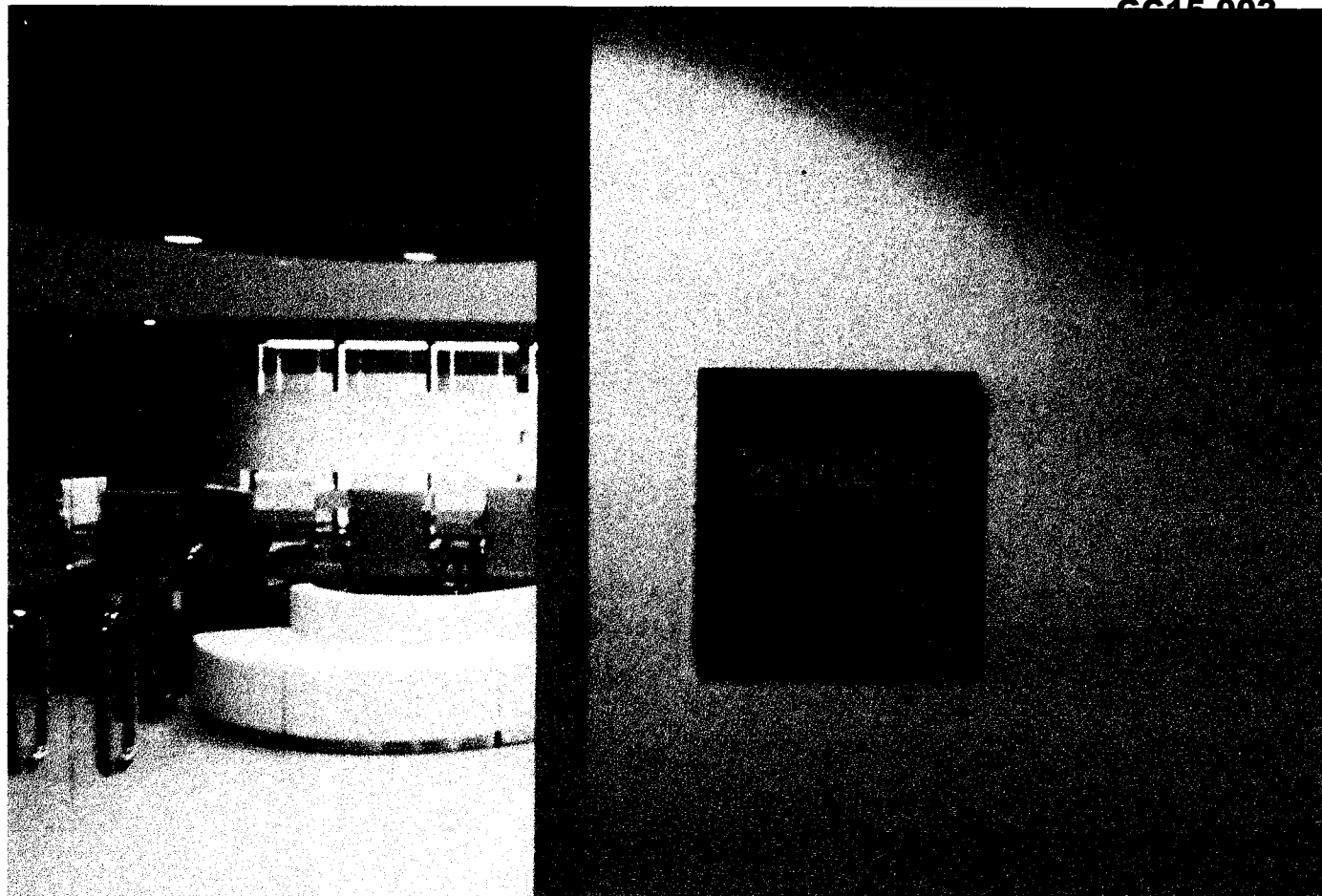
In accordance with Section 105 of the Ohio Building Code/Residential Code of Ohio and Section 4113.03 of the Columbus Building Code, a permit/plan approval is invalid if construction, erection, alteration or other work upon the building has not commenced within 12 months of the approval of the permit/plan approval **OR** if during the course of construction, work is delayed or suspended for a period of more than 6 months. Any request for an extension must be submitted at least 10 days in advance of the expiration of the permit/plan approval.

EXHIBIT "B"

GC15-002

GC15 Pulsar PI





RESULTS

GRAPHICS COMMISSION
CITY OF COLUMBUS, OHIO
MAY 20, 2014

1. **Application No.:** 14320-00121
Location: 7965 NORTH HIGH STREET (43235), located at the northwest corner of North High Street and North Woods Blvd.
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3377.20(B), Permanent on-premises wall and window signs.
To allow a permanent wall sign serving an individual use or activity to be displayed on a wall not enclosing the ground and first (or first and second) floor levels of the building.
Proposal: To allow a permanent wall sign serving an individual use or activity to be displayed on a wall not enclosing the ground and first (or first and second) floor levels of the building.
Applicant(s): Signage Consultants, Inc. c/o Stanley W. Young, III
870 E. 5th Avenue
Columbus, Ohio 43201
Property Owner(s): Pace-Northwoods Assoc., LLC
1401 S. Brentwood Blvd.
St. Louis, MO 63144
Attorney/Agent: Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

FINDING-OF-FACT: The sign is appropriate due to the difference in grade along with the mature trees makes identification of the building difficult.

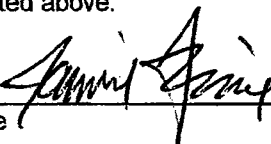
RESULTS: APPROVED **VOTE:** 5-0-1

SUBJECT TO COMPLIANCE WITH ALL CITY CODES.

This ruling pertains to the above referenced section of the Zoning Code. It does not modify any other obligation you may have under other City or State codes.

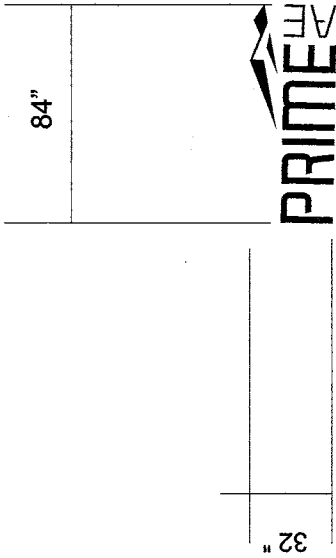
MEMBER:	VOTE:
Thompson	yes
Bender	yes
Vacant Position	
Machinski	yes
Navarro	abstain
Kooperman	yes
Hoy	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case is as reported above:

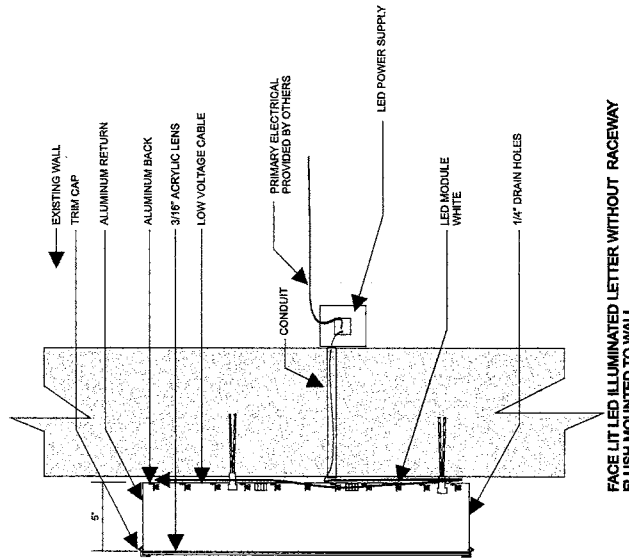

Name

28 MAY 2014
Date

EXHIBIT "C"



Individual channel letterforms constructed of aluminum.
 All returns finish coated duranodic bronze.
 All trim caps duranodic bronze.
 All lenses acrylic with translucent 3M vinyl applique in
 digitally printed color to match PMS colors grey and orange.



GC15-002
 8415 Pulsar PI



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APPROVED:

DATE:

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 OR REPRODUCTION OF THEM WITHOUT THE WRITTEN CONSENT OF SIGNAGE CONSULTANTS, INC. IS STRICTLY PROHIBITED.

DATE 11-17-2014 REVISIONS 12-18-2014

NUMBER

CUSTOMER PRIME AE

SCALE NONE LOCATION 8415 PULSAR PLACE BY I. SHEET OF

**SIGNAGE
 CONSULTANTS**
 870 E. FIFTH AVE.
 COLUMBUS, OHIO 43201
 (614)297-7446
 FAX (614)297-1007



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young, III, Signage Consultants Inc.

Of (COMPLETE ADDRESS) 870 E. Fifth Avenue, Columbus, Ohio 43201

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
RSSPCC 8415 Pulsar LLC @2	3600 N. Capital of Texas HWY., #B-250, Austin, Texas 78746 USA

SIGNATURE OF AFFIANT

Stanley W. Young III

Subscribed to me in my presence and before me this 9th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

Sept 27, 2016

Notary Seal Here

KENSI GATEWOOD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
September 27, 2016
Recorded in
Franklin County